

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Burrows Yard

Address Line 1

Afan Way

Address Line 2

Aberavon

Town/city

Port Talbot

Postcode

SA12 6LL

Description of site location (must be completed if postcode is not known)

Easting (x)

275901

Northing (y)

189848

Description

Applicant Details

Name/Company

Title

First name

Surname

Aldi Stores Limited

Company Name

Aldi Stores Limited

Address

Address line 1

c/o Agent

Address line 2

Avison Young

Address line 3

One Kingsway

Town/City

Cardiff

Country

Wales

Postcode

CF10 3AN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

George

Surname

Milburn

Company Name

Avison Young (UK) Limited

Address

Address line 1

Avison Young (UK) Limited

Address line 2

One Kingsway

Address line 3

Town/City

Cardiff

Country

Wales

Postcode

CF10 3AN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Mixed use development comprising of a food store (use class A1) and a separate coffee shop with drive thru (use class A3) together with associated access onto Afan Way and Water Street, car parking and servicing, external lighting, landscaping, drainage, and other associated site works.

Reference number

P2024/0339

Date of decision (date must be pre-application submission)

11/06/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition No. 4 (Flood Defence Wall), Condition No. 6 (Site Investigation), and Condition No. 7 (Remediation Strategy).

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please see covering letter (Document Reference: DC/17C500105/25072025, dated 25th July 2025) together with the following submitted documentation:

- Proposed Enabling Works at Neighbouring ATS Site Plan (Drawing Number: sk0012 Rev D), at a scale of 1:20, 1:200, and 1:1000 @ A1, prepared by Craddys;
- Boundary Wall Operation & Maintenance Manual (Document Reference: 10985w0014), dated 30th June 2025, prepared by Craddys;
- Phase II Geo-Environmental Report (Document Reference: GRO-21252-3003), dated 8th December 2021, prepared by Groundtech Consulting Limited;
- Supplementary Environmental Appraisal (Document Reference: GRO-21252-5257), dated 17th June 2024, prepared by Groundtech Consulting Limited;
- Remedial Specification Report (Document Reference: GRO-21252-4313), dated 28th April 2023, prepared by Groundtech Consulting Limited;
- Letter Summarising Supplementary Ground Investigation Works (Document Reference: GRO-21252-5916), dated 17th July 2025, prepared by Groundtech Consulting Limited;
- Letter Responding to Consultation Responses from Natural Resources Wales (NRW) and the Council's Environmental Health Officer (Document Reference: GRO-21252-5916), dated 17th July 2025, prepared by Groundtech Consulting Limited, and
- Permanent Ground Gas Assessment (Document Reference: GRO-21252-3237), dated 28th April 2022, prepared by Groundtech Consulting Limited.

Site Visit

Site visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

George Milburn

Date

25/07/2025